

046.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

918,300 / 918,300

USE VALUE:

918,300 / 918,300

ASSESSED:

918,300 / 918,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MURPHY E W JR & M E-TRS	
Owner 2: 31 SHERBORN ST TRUST	
Owner 3:	
Street 1: 31 SHERBORN STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,850 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2806 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3850		Sq. Ft.	Site		0	80.	1.39	1									428,400						428,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										32486
										GIS Ref
										GIS Ref
										Insp Date
										12/04/18



USER DEFINED

Prior Id # 1:	32486
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:01:27
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
046.0-0002-0006.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,000	0	3,850.	428,400	918,400	918,400	Year End Roll	12/18/2019
2019	104	FV	377,500	0	3,850.	455,200	832,700	832,700	Year End Roll	1/3/2019
2018	104	FV	377,500	0	3,850.	332,000	709,500	709,500	Year End Roll	12/20/2017
2017	104	FV	353,900	0	3,850.	289,200	643,100	643,100	Year End Roll	1/3/2017
2016	104	FV	353,900	0	3,850.	246,300	600,200	600,200	Year End	1/4/2016
2015	104	FV	315,100	0	3,850.	241,000	556,100	556,100	Year End Roll	12/11/2014
2014	104	FV	315,100	0	3,850.	198,100	513,200	513,200	Year End Roll	12/16/2013
2013	104	FV	327,900	0	3,850.	188,500	516,400	516,400		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
	20302-439		1/3/1990					No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2006	533	New Wind	10,000			G7	GR FY07	16 REPL WINDOWS
5/18/2006	389	New Wind	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	294	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
3/29/2000	Inspected	276	PATRIOT
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:	HEAT FUEL=OIL 50%, GAS 50% NO HEAT UAT.													
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath: 1	Rating: Fair														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 6 - Stucco				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 2 - Hip																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GREY																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 2											
Year Blt: 1914	Eff Yr Blt:			A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl:	Rating:	Other													
Jurisdct:		Fact: .		WSFlue:	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
INTERIOR INFORMATION				CONDOS INFORMATION				Lower											
Avg Ht/FL: STD				Location:		Totals	RMS: 10	BRs: 4	Baths: 2	HB: 1									
Prim Int Wall: 2 - Plaster				Total Units:															
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors: 5 - Lino/Vinyl	20%																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0002-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1960		0.00	T	40	104						
More: N				Total Yard Items:				Total Special Features:				Total:							